

**MINUTES**  
**HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)**  
**Meeting – January 23, 2008**  
**Fresno City Hall, Council Chambers (2<sup>nd</sup> Floor)**  
**2600 Fresno Street**  
**Fresno, California 93721**

**A. CALL TO ORDER**

With a quorum being present, the meeting was called to order by CHAIR Morris at 5:10 p.m.

**Commissioners**

Present:	Gwen Morris, CHAIR Blanche Milhahn, VICE-CHAIR Keith Chun, Commissioner Daniel Payne, Commissioner Armando Rodriguez, Commissioner	Absent:	Wayne Jones, Commissioner
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**Staff**

Present:	Michael Sigala, Manager Housing and Community Development Linda Lawrence, Recording Secretary	Absent:	
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**B. COMMUNICATIONS**

Michael Sigala announced his resignation from the City of Fresno effective February 1, 2008, and expressed his appreciation in working with the Commissioners.

**C. APPROVAL OF MINUTES**

1. Minutes of December 5 (Special Meeting), 12 (Postponed), 17 (Regular Meeting), and 17 (Special Meeting), 2007, were approved as presented.  
Commissioner Rodriguez abstained from voting.

**D. GENERAL ADMINISTRATION**

1. **PUBLIC HEARING ON HOUSING AND COMMUNITY DEVELOPMENT ACCOMPLISHMENTS AND ANTICIPATED NEEDS FOR FY 2009 – Presentation by Crystal Smith, Finance Department**

Crystal Smith, Finance Department, provided the report to Commissioners. Staff recommends HCDC conduct a public hearing to receive input from the public on the City's federal entitlement programs; FY 2007-2008 program accomplishments; and the housing and community development needs for FY 2008-2009. The City of Fresno is the annual recipient of federal entitlement funds from the U.S. Department of Housing and Urban Development (HUD). As a condition of receiving these funds, the City is required to prepare an Annual Action Plan detailing program expenditures and the direct benefit to low and moderate-income persons. This public hearing begins the process of evaluating the previous year's performance and assessing the community's needs as preparation for the 2008-2009 Annual Action Plan. Ms. Smith and any applicants will address HCDC over the next few months. Crystal announced the dates of the Technical Assistance Workshops for the CDBG program and invited the Commissioners to attend. Commissioners had questions and discussion followed. Michael Sigala, Housing and Community Development, assisted in answering Commissioners' questions. Public comment followed (George Finley, Hinton Community Center).

2. Agenda Item No. D2 was removed from the HCDC agenda by the Redevelopment Agency.

3. **CONSIDER RECOMMENDING THAT AGENCY BOARD APPROVE AND AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE AND SALES AGREEMENTS FOR THE PROPERTY KNOWN AS ASSESSOR PARCEL NUMBER 477-162-01 OWNED BY JIMMIE L. SMITH AND LAURA M. BURNLEY; AND THE PROPERTY KNOWN AS ASSESSOR PARCEL NUMBER 477-144-29 OWNED BY JIMMIE L. SMITH. BOTH PROPERTIES ARE WITHIN THE SOUTHWEST FRESNO GNRA REDEVELOPMENT PROJECT AREA. CONSIDER RECOMMENDING THAT AGENCY BOARD APPROVE THE REPLACEMENT HOUSING PLAN PREPARED FOR 2304 S. WALNUT AVENUE**

David Martin, Redevelopment Agency, provided the report to Commissioners. Staff recommends HCDC recommend that the RDA Board authorize the Executive Director to enter into Purchase and Sales Agreements for the purchase of two properties; take the necessary actions to close escrow on these properties; and approve the Replacement Housing Plan. Mr. Martin handed out an updated map of the project area. Both properties are located within the Southwest Fresno GNRA Redevelopment Project Area. The properties are also located in the Villages at California (aka Yosemite Village-HOPE VI) Project area. The property owners have agreed to sell both properties at appraised value. RDA is responsible for providing a Replacement Housing Plan for removal of the substandard dwelling unit at 2304 South Walnut, and to provide details on how the three bedrooms will be added back to the existing housing stock within the next four years. Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of Item D3 by Vice-Chair Milhahn.  
Second: Commissioner Chun seconded the motion.  
Ayes: Milhahn, Chun, Morris, Payne, Rodriguez  
Noes: None  
Abstain: None  
Absent: Jones

4. **RECOMMEND TO THE AGENCY BOARD THAT AGENCY BOARD AWARD THE CONTRACT TO THE LOWEST RESPONSIBLE BIDDER FOR THE DEMOLITION AND CLEARANCE OF LAS PALOMAS RESTAURANT & NIGHT CLUB/C-TOWN MARKET LOCATED AT 3702-3706 E. VENTURA STREET. (BID FILE NO. 2782)**

Enrique Mendez, Redevelopment Agency, provided the report to Commissioners. Staff recommends HCDC recommend that the RDA Board award a contract to Bowen Engineering for the demolition and clearance of Las Palomas Restaurant & Night Club / C-Town Market located at 3702-3706 East Ventura Street (southeast corner of Ventura and 7<sup>th</sup> Streets). The property is within the Southeast Fresno Revitalization Project Area. In September 2007, RDA acquired the property with the intention to raze the existing buildings and clear the site. The purpose of acquiring the property was for blight removal along the Kings Canyon/Ventura corridor and the possibility that the site could be included as part of a larger mixed-use affordable residential/commercial project in cooperation with the Housing and Community Development Department's purchase of the adjoining Fresno Unified School District's former maintenance site. Funding for this project was identified in the RDA FY 2007-2008 Budget. Commissioners had questions and discussion followed. Michael Sigala, Housing and Community Development, assisted in answering Commissioners' questions.

Motion: Motion was made to recommend approval of Item D4 by Vice-Chair Milhahn.  
Second: Commissioner Payne seconded the motion.  
Ayes: Milhahn, Chun, Morris, Payne, Rodriguez  
Noes: None  
Abstain: None  
Absent: Jones

#### **E. INFORMATIONAL REPORTS**

1. Agenda Item No. E1 was removed from the HCDC agenda by Housing and Community Development.

#### **F. COMMISSIONERS' ITEMS**

1. Vice-Chair Milhahn reported that a suggestion had been made that the Veterans' Home relocate into the Funston Terrace project area instead of the Running Horse location. Funston Terrace is located on the southeast corner of Clinton Avenue and First Street, across from the Veterans' Hospital. She referred to an article in *The Fresno Bee* that stated the relocation of the Veterans' Home could allow the rearrangement of the 13<sup>th</sup> hole of the golf course. This would alleviate the need to acquire the additional property for the golf course and would help facilitate the Running Horse development. Commissioner Payne is on the Executive Board of the PGA and the Veterans' Board. He disagreed with the suggestion stating it is very rare that the local Government has the money and deed at the same time for a Government project. The options that were given as far back as five years ago were either the Elkhorn facility or further south. The State has approved and started the process of an off-ramp for the Veterans' Home near Running Horse. Any changes in the location would probably result in the loss of the Veterans' Home in this area. The Veterans' Home is not affiliated with the Veterans' Hospital.
2. Chair Morris announced her resignation from the Housing and Community Development Commission effective the end of June 2008.

#### **G. UNSCHEDULED ORAL COMMUNICATIONS**

None.

#### **H. ADJOURNMENT**

Next Regularly Scheduled Commission Meeting: **February 13, 2008.**

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 5:56 p.m.

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Attest: Gwen Morris, CHAIR

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Attest: Michael Sigala, Manager  
Housing and Community Development